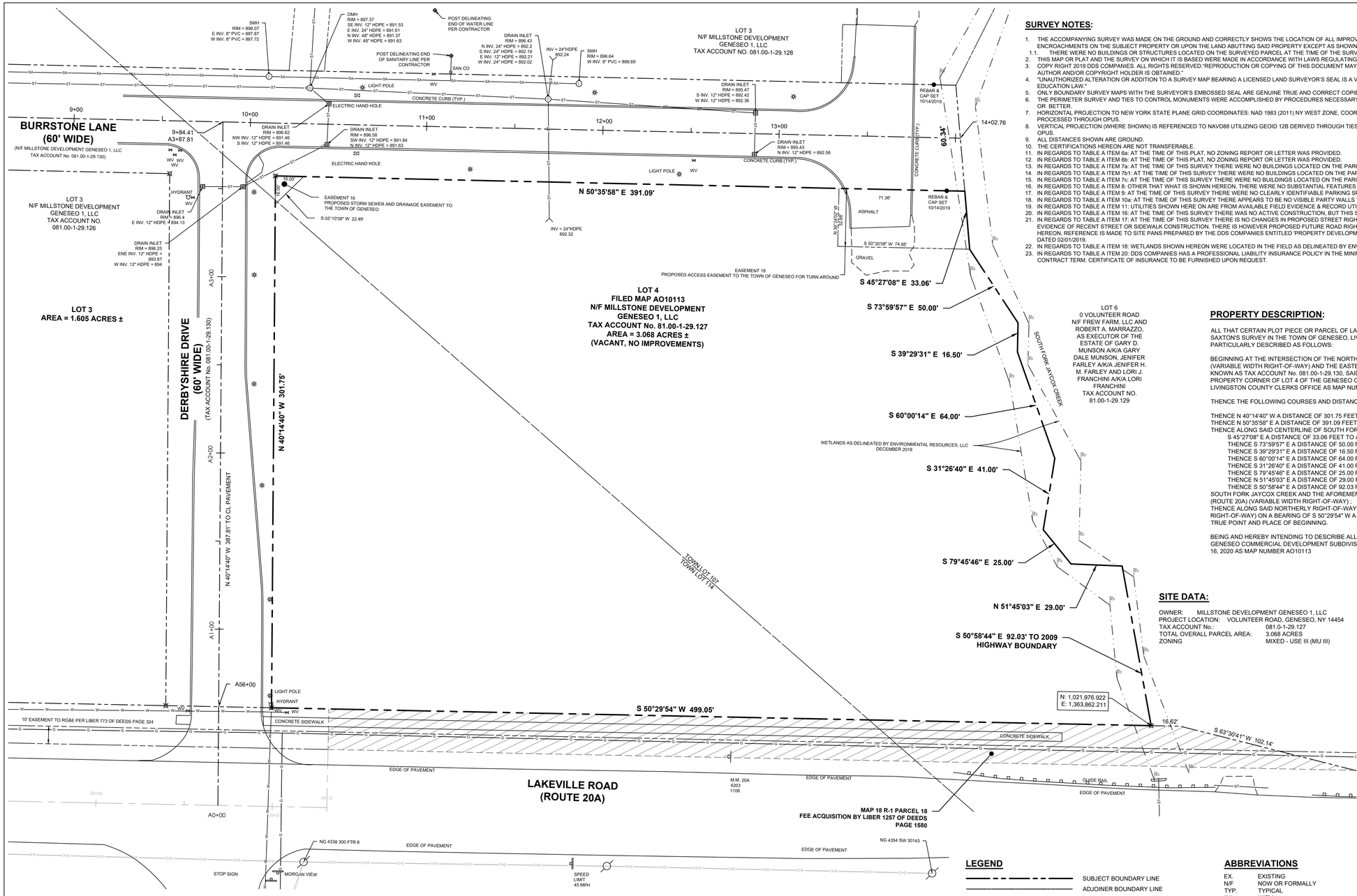

SURVEY NOTES:

1. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL IMPROVEMENTS SITUATED ON THE PREMISES; THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON THE LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON.
1.1. THERE WERE NO BUILDINGS OR STRUCTURES LOCATED ON THE SURVEYED PARCEL AT THE TIME OF THE SURVEY.
2. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH LAWS REGULATING SURVEYING IN THE STATE OF NEW YORK.
3. COPY RIGHT 2019 DDS COMPANIES. ALL RIGHTS RESERVED."REPRODUCTION OR COPYING OF THIS DOCUMENT MAY BE A VIOLATION OF COPYRIGHT LAW UNLESS PERMISSION OF THE AUTHOR AND/OR COPYRIGHT HOLDER IS OBTAINED."
4. "UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."
5. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
6. THE PERIMETER SURVEY AND TIES TO CONTROL MONUMENTS WERE ACCOMPLISHED BY PROCEDURES NECESSARY TO ACHIEVE A HORIZONTAL ACCURACY OF 1 PART IN 10,000 (1:10,000) OR BETTER.
7. HORIZONTAL PROJECTION TO NEW YORK STATE PLANE GRID COORDINATES: NAD 1983 (2011) NY WEST ZONE, COORDINATES DERIVED THROUGH STATIC GPS OBSERVATIONS POST PROCESSED THROUGH OPUS.
8. VERTICAL PROJECTION (WHERE SHOWN) IS REFERENCED TO NAVD88 UTILIZING GEOID 12B DERIVED THROUGH TIES FROM STATIC GPS OBSERVATIONS POST PROCESSED THROUGH OPUS.
9. ALL DISTANCES SHOWN ARE GROUND.
10. THE CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.
11. IN REGARDS TO TABLE A ITEM 6a: AT THE TIME OF THIS PLAT, NO ZONING REPORT OR LETTER WAS PROVIDED.
12. IN REGARDS TO TABLE A ITEM 6b: AT THE TIME OF THIS PLAT, NO ZONING REPORT OR LETTER WAS PROVIDED.
13. IN REGARDS TO TABLE A ITEM 7a: AT THE TIME OF THIS SURVEY THERE WERE NO BUILDINGS LOCATED ON THE PARCEL.
14. IN REGARDS TO TABLE A ITEM 7b1: AT THE TIME OF THIS SURVEY THERE WERE NO BUILDINGS LOCATED ON THE PARCEL.
15. IN REGARDS TO TABLE A ITEM 7c: AT THE TIME OF THIS SURVEY THERE WERE NO BUILDINGS LOCATED ON THE PARCEL.
16. IN REGARDS TO TABLE A ITEM 8: OTHER THAT WHAT IS SHOWN HEREON, THERE WERE NO SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
17. IN REGARDS TO TABLE A ITEM 9: AT THE TIME OF THIS SURVEY THERE WERE NO CLEARLY IDENTIFIABLE PARKING SPACES LOCATED ON THE PARCEL.
18. IN REGARDS TO TABLE A ITEM 10a: AT THE TIME OF THIS SURVEY THERE APPEARS TO BE NO VISIBLE PARTY WALLS TO THE ADJOINING PARCELS.
19. IN REGARDS TO TABLE A ITEM 11: UTILITIES SHOWN HERE ON ARE FROM AVAILABLE FIELD EVIDENCE & RECORD UTILITY DRAWINGS.
20. IN REGARDS TO TABLE A ITEM 16: AT THE TIME OF THIS SURVEY THERE WAS NO ACTIVE CONSTRUCTION, BUT THIS SITE WAS RECENTLY PART OF AN ACTIVE CONSTRUCTION SITE.ILDING
21. IN REGARDS TO TABLE A ITEM 17: AT THE TIME OF THIS SURVEY THERE IS NO CHANGES IN PROPOSED STREET RIGHT-OF-WAY LINES. AT THE TIME OF THIS SURVEY THERE WAS ALSO NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION. THERE IS HOWEVER PROPOSED FUTURE ROAD RIGHT-OF-WAYS TO BE DEDICATED TO THE TOWN OF GENESEO AS SHOWN HEREON, REFERENCE IS MADE TO SITE PANS PREPARED BY THE DDS COMPANIES ENTITLED "PROPERTY DEVELOPMENT PLANS PROPOSED FOR GENESEO MIXED USE DEVELOPMENT" DATED 02/01/2019.
22. IN REGARDS TO TABLE A ITEM 18: WETLANDS SHOWN HEREON WERE LOCATED IN THE FIELD AS DELINEATED BY ENVIRONMENTAL RESOURCES, LLC IN DECEMBER 2018.
23. IN REGARDS TO TABLE A ITEM 20: DDS COMPANIES HAS A PROFESSIONAL LIABILITY INSURANCE POLICY IN THE MINIMUM AMOUNT OF $1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

PROPERTY DESCRIPTION:

ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN TOWN LOT 114 & 107 OF SAXTON'S SURVEY IN THE TOWN OF GENESEO, LIVINGSTON COUNTY, STATE OF NEW YORK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF LAKEVILLE ROAD (ROUTE 20A) (VARIABLE WIDTH RIGHT-OF-WAY) AND THE EASTERLY RIGHT-OF-WAY LINE OF DERBYSHIRE DRIVE (60' WIDE), BEING KNOWN AS TAX ACCOUNT No. 081.00-1-29.130, SAID POINT OF BEGINNING ALSO BEING THE SOUTHWESTERLY MOST PROPERTY CORNER OF LOT 4 OF THE GENESEO COMMERCIAL DEVELOPMENT SUBDIVISION AS FILED IN THE LIVINGSTON COUNTY CLERKS OFFICE AS MAP NUMBER AO10113.

THENCE THE FOLLOWING COURSES AND DISTANCES:

THENCE N 40°14'40" W A DISTANCE OF 301.75 FEET TO A POINT;
THENCE N 50°35'58" E A DISTANCE OF 391.09 FEET TO A POINT IN THE CENTERLINE OF SOUTH FORK JAYCOX CREEK;
THENCE ALONG SAID CENTERLINE OF SOUTH FORK JAYCOX CREEK THE FOLLOWING COURSES AND DISTANCES:
- S 45°27'08" E A DISTANCE OF 33.06 FEET TO A POINT;
- THENCE S 73°59'57" E A DISTANCE OF 50.00 FEET TO A POINT;
- THENCE S 39°29'31" E A DISTANCE OF 16.50 FEET TO A POINT;
- THENCE S 60°00'14" E A DISTANCE OF 64.00 FEET TO A POINT;
- THENCE S 31°26'40" E A DISTANCE OF 41.00 FEET TO A POINT;
- THENCE S 79°45'46" E A DISTANCE OF 25.00 FEET TO A POINT;
- THENCE N 51°45'03" E A DISTANCE OF 29.00 FEET TO A POINT;
- THENCE S 50°58'44" E A DISTANCE OF 92.03 FEET TO A POINT TO THE INTERSECTION OF SAID CENTERLINE OF SOUTH FORK JAYCOX CREEK AND THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF LAKEVILLE ROAD (ROUTE 20A) (VARIABLE WIDTH RIGHT-OF-WAY) ;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF LAKEVILLE ROAD (ROUTE 20A) (VARIABLE WIDTH RIGHT-OF-WAY) ON A BEARING OF S 50°29'54" W A DISTANCE OF 499.06 FEET TO A POINT, SAID POINT BEING THE TRUE POINT AND PLACE OF BEGINNING.

BEING AND HEREBY INTENDING TO DESCRIBE ALL THAT PIECE OR PARCEL OF LAND BEING SHOWN AS LOT 4 ON THE GENESEO COMMERCIAL DEVELOPMENT SUBDIVISION AS FILED IN LIVINGSTON COUNTY CLERKS OFFICE ON MARCH 16, 2020 AS MAP NUMBER AO10113

SITE DATA:

OWNER: MILLSTONE DEVELOPMENT GENESEO 1, LLC
PROJECT LOCATION: VOLUNTEER ROAD, GENESEO, NY 14454
TAX ACCOUNT No.: 081.0-1-29.127
TOTAL OVERALL PARCEL AREA: 3.068 ACRES
ZONING MIXED - USE III (MU III)

REFERENCES:

1. CHICAGO TITLE INSURANCE COMPANY ABSTRACT No. 2016-6416SCH DATED DECEMBER 22, 2020.
2. CROSSROADS ABSTRACT OF TITLE BEING SEARCH No. 425490 DATED NOVEMBER 17, 2018 THAT WAS RE-DATED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS FILE No. 431488 DATED AUGUST 26, 2019.
3. FILED MAP No. AO10113.
4. LIBER 1293 OF DEEDS PAGE 2213.
5. EXISTING CONDITIONS PLAN ENTITLED GATEWAY TOWN CENTRE PREPARED BY APD ENGINEERING. BEING PROJECT No. 05-0145 DATED 7/21/2008.
6. ALTA/ACSM LAND TITLE SURVEY ENTITLED PROPOSED RETAIL CENTER SUBDIVISION PLAN BY THEW ASSOCIATES, PLLC. BEING PROJECT No. CK2848-05-04 DATED 10/28/2005.
7. DEED MAP FILED AT LIBER 783 OF DEEDS PAGE 57.
8. HIGHWAY APPROPRIATION FILED AT LIBER 1257 OF DEEDS PAGE 1580, BEING MAP No. 18 R-1 PARCEL 18.
9. LIBER 1271 OF DEEDS PAGE 219.
10. LIBER 1128 OF DEEDS PAGE 160.
11. LIBER 1275 OF DEEDS PAGE 1633.
12. LIBER 1284 OF DEEDS PAGE 2329.
13. LIBER 1284 OF DEEDS PAGE 1418
14. FILED MAP No. AO10113
15. FILED MAP No. AO0586
16. FILED MAP No. AO6494
17. FILED MAP No. AO6540
18. FILED MAP No. AO8008
19. FILED MAP No. AO8185
20. FILED MAP No. AO8668
21. FILED MAP No. AO9168
22. FILED MAP No. AO9465
23. FILED MAP No. AO9762
24. FILED MAP No. BO2426
25. FILED MAP No. BO2439

FLOOD NOTES:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP No. 3603840016C COMMUNITY PANEL No. 16 OF 40, TOWN OF GENESEO, HAVING A MAP REVISION DATE OF SEPTEMBER 29, 1996.

- SITE IS PARTIALLY IMPACTED BY A RIVERS/STREAMS REGULATION 821-197, STANDARD C, CLASSIFICATION C PER THE NEW YORK STATE DEC ENVIRONMENTAL RESOURCE MAPPER.
- SITE PARTIALLY IMPACTED BE A RIVERINE CLASSIFIED AS R5UBH PER THE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY WETLAND MAPPER.
- WETLANDS SHOWN HEREON WERE LOCATED IN THE FIELD AS DELINEATED BY ENVIRONMENTAL RESOURCES, LLC IN DECEMBER 2018.

NOTICE OF PROJECT NEAR FARM OPERATIONS:

THIS THE POLICY OF THE TOWN OF GENESEO TO CONSERVE, PROTECT, AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF AGRICULTURAL LAND FOR THE PRODUCTION OF FOOD AND OTHER PRODUCTS AND ALSO FOR NATURAL ECOLOGICAL VALUE. THIS NOTICE IS TO INFORM PROSPECTIVE GRANTEE THAT THE PROPERTY THEY ARE ABOUT TO ACQUIRE LIES PARTIALLY,WHOLLY OR WITHIN 500' OF EITHER AN AGRICULTURAL DISTRICT OF LAND FOR WHICH AN INDIVIDUAL COMMITMENT HAS BEEN RECEIVED PURSUANT TO SECTION 305 OF 306 OF THE AGRICULTURAL AND MARKET LAW OF THE STATE OF NEW YORK, AND NOT LIMITED TO ACTIVITIES THAT CAUSE NOISE, DUST AND ODORS.

LEGEND

SUBJECT BOUNDARY LINE
ADJOINER BOUNDARY LINE
RIGHT-OF-WAY LINE
EASEMENT LINE
CENTERLINE OF RIGHT-OF-WAY
CENTERLINE OF PAVEMENT
CHAIN LINK FENCE LINE
VINYL/WOOD FENCE LINE
TREE LINE, DECIDUOUS TREE, CONIFEROUS TREE
SANITARY LINE, CLEANOUT, MANHOLE
STORM LINE, CATCH BASIN, MANHOLE
WATER MAIN, VALVE, HYDRANT
ELECTRIC LINE, METER, UTILITY PEDESTAL, TRANSFORMER
OVERHEAD ELECTRIC, POWERPOLE, ANCHOR
GAS LINE, VALVE, GAS METER, FINK, LINE MARKER
FIBER OPTIC LINE, HAND-HOLE
AXLE, DETECT, PIN, PIPE, MONUMENT, CONCRETE MONUMENT, DRILL HOLE, SET PIN
BENCHMARK, SIGN, UTILITY MARK-OUT, BOLLARD

ABBREVIATIONS

EX.	EXISTING
N/F	NOW OR FORMALLY
TYP.	TYPICAL
W/	WITH
T.A.	TAX ACCOUNT NUMBER
REC.	PER RECORD MAPPING
CB	CATCH BASIN
MH	MANHOLE

CERTIFICATIONS:

TO:

GOODWILL OF THE FINGER LAKES, INC.
BOYLAN CODE LLP
WEBTITLE AGENCY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10a, 11, 13, 14, 16, 17, 18, & 20 OF THE TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 01/11/2021.

DATE OF PLAT OR MAP: 01/19/2021

SIGNED _____
CORY R. TUFANO, L.S. 050935

GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

THE DDS COMPANIES
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WEST HENRIETTA, NY 14586
PHONE-(585)359-7540
FAX-(585)359-7541

BOYLAN CODE, ATTORNEYS AT LAW
CULVER ROAD ARMORY
145 CULVER ROAD, SUITE 100
ROCHESTER, NEW YORK
14620

STATE OF NEW YORK
CORY R. TUFANO
No. 050935
Licensed Land Surveyor

CORY R. TUFANO, PLS
050935

REV	DESCRIPTION	DATE

THESE DOCUMENTS INCLUDING ALL IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR PRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF DDS COMPANIES AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT WITH THE SPECIFIC WRITTEN PERMISSION OF DDS COMPANIES. ALL RIGHTS RESERVED. ©

LOT 4 OF GENESEO COMMERCIAL DEVELOPMENT
BEING A PART OF TOWN LOT 114 & 107 OF SAXTON'S SURVEY IN THE TOWN OF GENESEO , LIVINGSTON COUNTY, NEW YORK.

DRAWING TITLE: ALTA/NSPS SURVEY

DRAWN BY:	DLA	APPROVED BY:	CRT
CHECKED BY:	MJG	DATE:	1/19/2021

PROJ. NO: 702100010
PAGE SIZE: ANSI D

REV: 00
DRAWING NO: ALTA

S:\Projects\70 Survey\2021\702100010 - BC - Geneseo Lot 4 Alta\dwg\702100010 - BC - Geneseo Lot 4 Alta.dwg, 1/19/2021 2:27:13 PM, DDS COMPANIES